OCT 2005

North Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building Community and Environmental Planning Division www.longbeach.gov/plan/pb/cpd



Revised October 12, 2005



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Scott Mangum, North Long Beach Community Planner, at (562) 570-6435 or via email at Scott Mangum@longbeach.gov if vou have questions about this bulletin.

This bulletin is also available on the internet at:
www.longbeach.gov/plan/pb/cpd
Subscribe via email using the City's E-Notify system

Inside this issue:

Page 2 • Map

Page 3-6 • Case Info

Page 7 • Announcements

Page 8 • Important Phone

Numbers

Page 9- • Attachments

NEW APPLICATIONS

1. Staff Site Plan Review for 4 new single family homes at 2139 E. Poppy St. (Case 0508-18) LH (see Attachment 1)

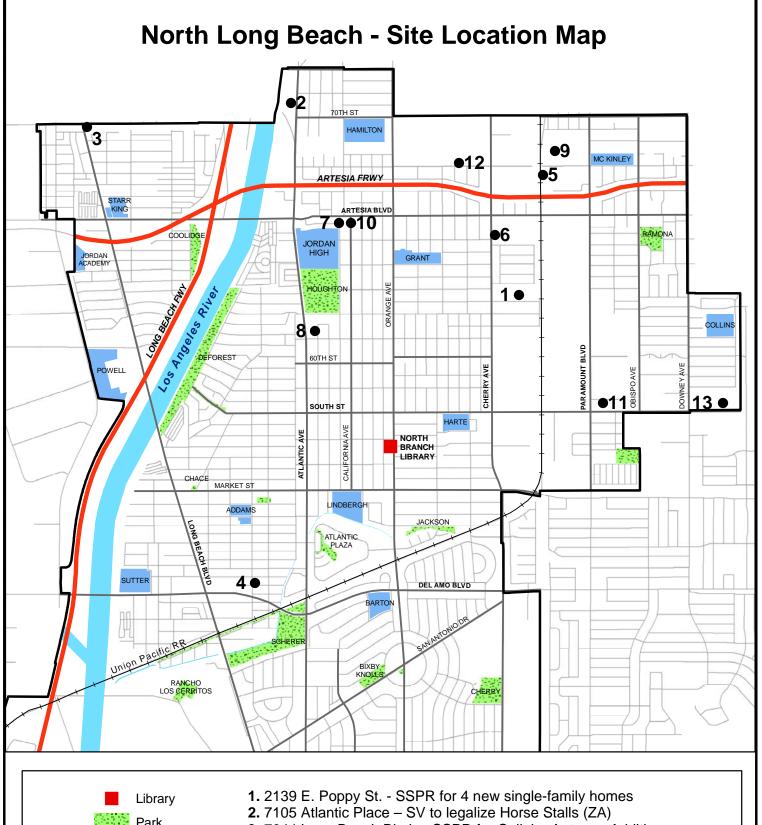
Four new single-family homes are proposed at 2139 Poppy Street. The 21,390 SF site is composed of two adjacent lots. The lot with frontage on Poppy St. is 46' x 300', while the adjacent lot that without street access is 46' x 165'. The site is zoned R3-T (Residential Townhomes). Each of the proposed two-story single-family homes has an attached 2-car garage. The existing single story home would remain, while the existing guesthouse and garage would be demolished. The Staff Site Plan Review Committee will review the proposed plan.

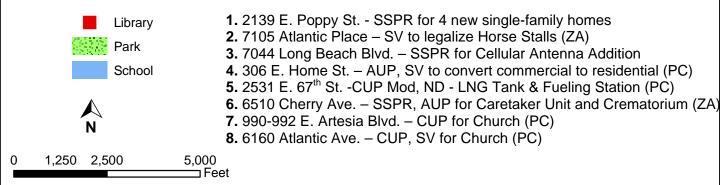
2. Standards Variances to legalize horse stalls at 7105 Atlantic Place (Case 0509-29) JM (see Attachment 4)

The property, zoned R-2-N, is located within a Horse Overlay District. The Horse Overlay District establishes regulations, safeguards, and controls for keeping and maintaining horses. A property within the Horse Overlay District and R-2-N zone may keep one horse for every 2,500 SF of lot area. The applicant requests to legalize 18 horse stalls, where a maximum of 8 horses/horse stalls are allowed by code. The applicant is also seeking standards variances for setbacks from rear and side property lines (0' setback is proposed where 10' is required) and minimum distances between horse stalls and other structures. The property owner has been sited by code enforcement. The Standards Variance requests will be heard at a future Zoning Administrator Hearing once applicable fees have been paid.

3. Staff Site Plan Review Cellular Antenna addition to a SCE Tower at 7044 Long Beach Blvd. (Case 0510-09) LH (see Attachment 5)

The applicant proposes to attach cellular antennas (53' high) to an existing 105-foot high Southern California Edison transmission tower and add new 18' x 18' enclosed equipment shelter at ground level. Attached/roof mounted cellular and personal communication services are permitted by right in the Public Right-of-Way zone, but are subject to special development standards and must be reviewed through Staff Site Plan Review.





PENDING CASES PREVIOUSLY REPORTED ON

4. Administrative Use Permit and Standards Variance to convert commercial building to residential at 306 E. Home St. (Case 0506-28) JM (see Attachment 9)

The 75' x 90' (6,750 SF) lot is zoned R1-N (Single Family Residential) and contains two primary structures, a single-family dwelling and vacant commercial structure built in 1928. The applicant has applied for an Administrative Use Permit to change the use of the commercial structure at the corner to a second residential unit. A Standards Variance would also be required to allow a 0' setback on the North and West property lines.

The AUP and Standards Variance requests will be scheduled for a Public Hearing before the Planning Commission once Standards Variance fees are submitted.

5. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67th St. (Case 9805-11, 9805-18) DB (see Attachment 13)

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed. Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel fueling station at the Western edge of the site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.

A firm Planning Commission date will be set once off-site improvements are met to the satisfaction of the Public Works Department.

6. Staff Site Plan Review, AUP, and Standards Variance for a second story addition for caretaker residence and a crematorium at 6510 Cherry Ave. (Case 0502-10) MM (see Attachment 3)

A 1,795 SF second story caretaker's residence addition to an existing mortuary and a new crematorium are proposed at 6510 Cherry Avenue. Mortuaries are allowed by right in the CCA (Commercial Community Automobile-Oriented) zone, however, a caretaker's residence requires an Administrative Use Permit. A Crematorium is allowed as an accessory to a mortuary. The Staff Site Plan Review committee reviewed the site plan and design of the proposed addition. Under the proposed plan setback variances would be required for the second story addition and a parking variance would be required. Staff would not support a variance for less than the number of parking spaces required.

A redesigned plan was presented to the Staff Site Plan Review committee. The applicant has proposed a standard parking plan as well as a tandem-parking plan to accommodate additional vehicles during a funeral service. Staff has requested a written parking plan describing how the proposed tandem-parking plan would operate. The AUP request for a

Caretaker unit and standards variance(s) for parking will be heard at a Zoning Administrator's hearing.

7. Conditional Use Permit for a Church at 990-992 E. Artesia Blvd. (Case 0501-16) JW (see Attachment 7)

The existing two-story structure, built in 1965 as a retail building, is located at 990-992 E. Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The Iglesia de Dios Israelita currently conducts services at this location and was cited by the City's zoning enforcement division for operating without a CUP. The applicant shall request a special building inspection to identify possible building code issues and shall provide a parking plan that addresses the deficiency in code-required parking. Three parking spaces are provided on site. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed.

8. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) SV (see Attachment 10)

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because the off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed and a parking study is submitted.

9. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.

Bel-Art Waste Transfer Station, located at 2501 E. 68th Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. According to a March 6, 2005 letter from LA County, senior management staff may decide whether to certify the Mitigated Negative Declaration. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19th meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at McKinley Elementary School. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of September 8, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

10. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan. The property owner wishes to share parking with the adjacent auto repair shop directly West of the church. A special inspection by a building inspector has been completed; exiting and ADA access issues will need to be addressed through building plan check.

The Planning Commission **Public Hearing** was **continued** to **October 20, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall so that staff may work on parking solutions with the applicant. Staff will request that the hearing is **continued** again to the **November 3, 2005** Planning Commission Hearing to allow for the City Attorney to review lease/deed options for off-site parking. Written comments may be addressed to the Commission, in-care-of Carolyne Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

ACTIONS ON COMPLETED CASES

11. Hearing to extend the time period for a Conditional Use Permit for an existing Recycling Center at 2725 South St. (Case 0408-07) JM

The existing business, Canco Recycling, is located at 2725 E. South Street, in the IL (Light Industrial) zone. The Planning Commission approved the original Conditional Use Permit for a recycling center with attendant in 1990. The Planning Commission approved a Conditional Use Permit modification for one-year on September 16, 2004. New conditions added to the

CUP included: that no recyclables shall be accepted if transported in shopping carts, that new landscaping on the South Street frontage shall entail two additional 24' box trees and colorful ground cover, and that the portion of Hullett Street that abuts the subject property shall be repaved.

The current request is to extend the Conditional Use Permit for 5 years. The zoning code states that recycling collection centers located in any industrial district shall be limited to a maximum of five (5) years for any single approval.

The Planning Commission approved the CUP extension at its October 6, 2005 hearing.

12. Staff Site Plan Review, Tentative Tract Map, and Standards Variances for a subdivision and 4 new single-family homes at 1709 E. 68th St. (Case 0501-05) JW (see Attachment 8)

The 66' by 300' lot is zoned R1-M. A subdivision of four residential lots and a private street is proposed. Two-story single-family homes between 1,500-1,700 SF are proposed on each of the residential lots with the rear three homes taking access from a newly created private street. As proposed, the project would require standards variances for a 20' wide private street, instead of not less than 33', a reduced front yard setback of 0', instead of not less than 8' (fronting private street only), a reduced side yard setback of 1'9", instead of not less than 4', and a reduced turning radius of 20', instead of not less than 24'.

The applicant previously applied for Conceptual Site Plan Review seeking to build 5 single-family homes. The Staff Site Plan Review Committee determined that a private street would be required for this development and that the private street area could not be counted toward the 3,600 SF minimum lot size.

The Planning Commission **approved** the Site Plan Review, Standards Variances, and Tract Map at its October 6, 2005 hearing.

13. Staff Site Plan Review for 6,952 SF addition to existing Target at 3705 E. South St. (Case 0508-18) JW (see Attachment 6)

The applicant proposes to eliminate the existing 10,741 SF Garden Center at the rear of the store and replace it with additional 5,330 SF of building area and a new truck loading dock. A redesigned facade including a new sign, awning, and storefront system and an additional 1,755 SF in the front of the building is proposed. The total number of parking spaces would increase from 546 to 667, by striping already paved areas that are not currently striped for parking. A majority of the parking lot would be landscaped.

The addition and remodel were **approved** with conditions via Staff Site Plan Review.

ANNOUNCEMENTS

- 14. Free Flu Shots for Seniors at Houghton Park, Thursday October 27^{th,} 9am-12 Noon.
- 15. North Long Beach Halloween Carnival at Houghton Park, Monday October 31, 5:30-8:30pm
- 16. 9th Annual Veterans Day Parade, Saturday November 5, 2004 10:00AM

The parade route begins at Atlantic Avenue and Harding Street and heads south on Atlantic Avenue to 56th Street looping back to Houghton Park (Harding).

17. Long Beach General Plan Update: Land Use and Mobility Elements.

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January 2004, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

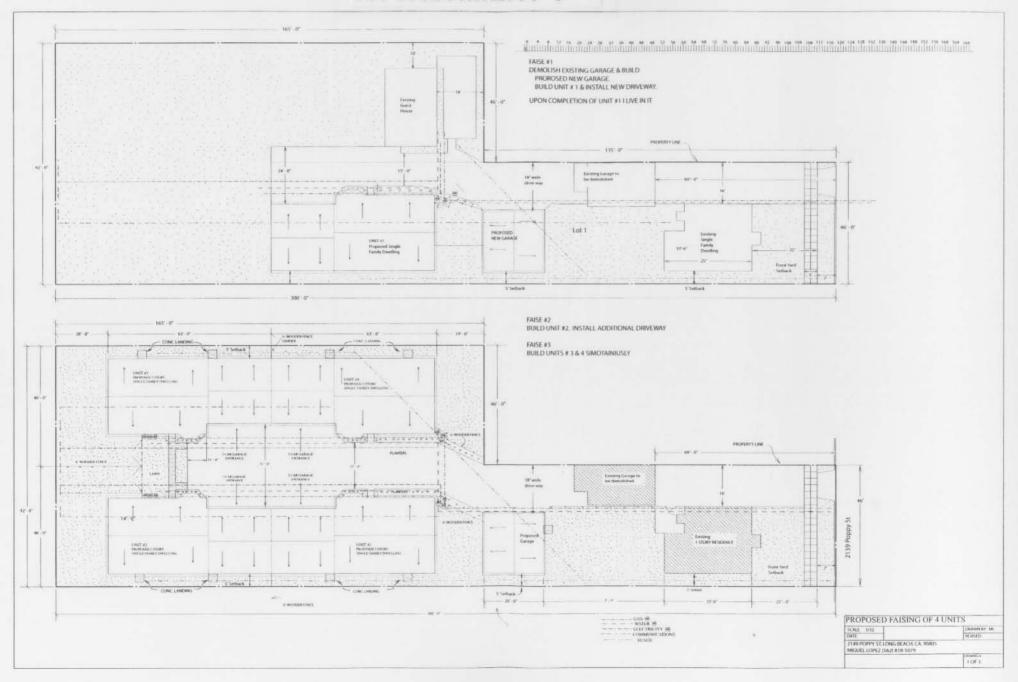
A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach. The January 2005 meeting involved cluster members defining their preferred land uses for many of the corridors in North Long Beach. In March the economic feasibility of a variety of development types was presented, input from the Citywide General Plan workshop was received, and cluster members voted on preferred land uses. In May presentations were given regarding the relation of the Land Use Element update to the City's ongoing Jobs and Business Strategy and Economic Development Element plans.

Maps, demographic information, reports, documents, committee cluster input, and other information is available online at the General Plan Update website:

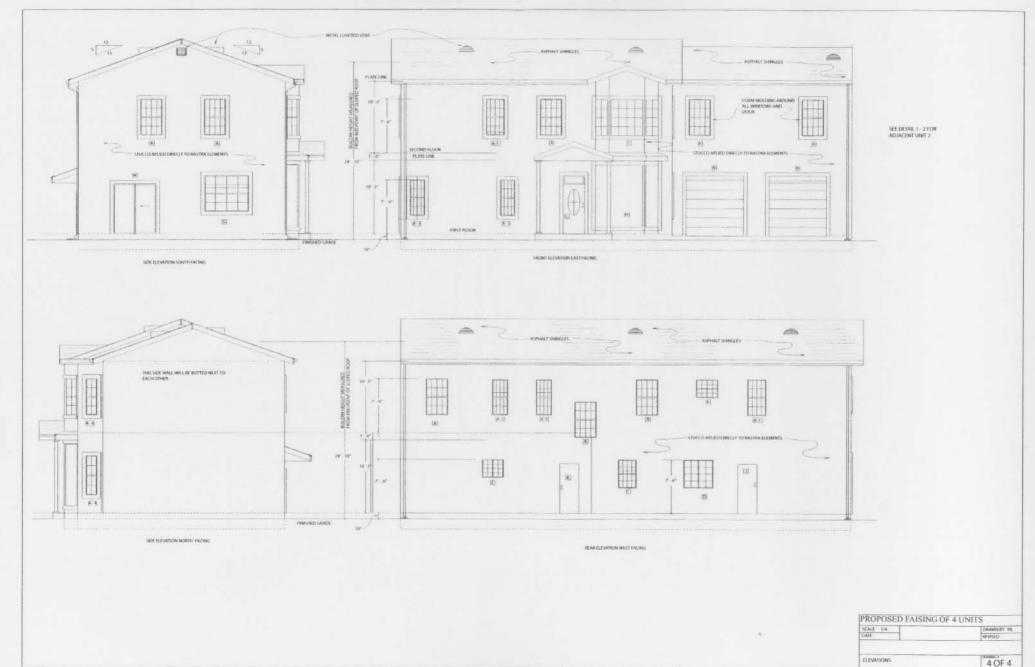
http://www.longbeach.gov/apps/advance_plan/index.html

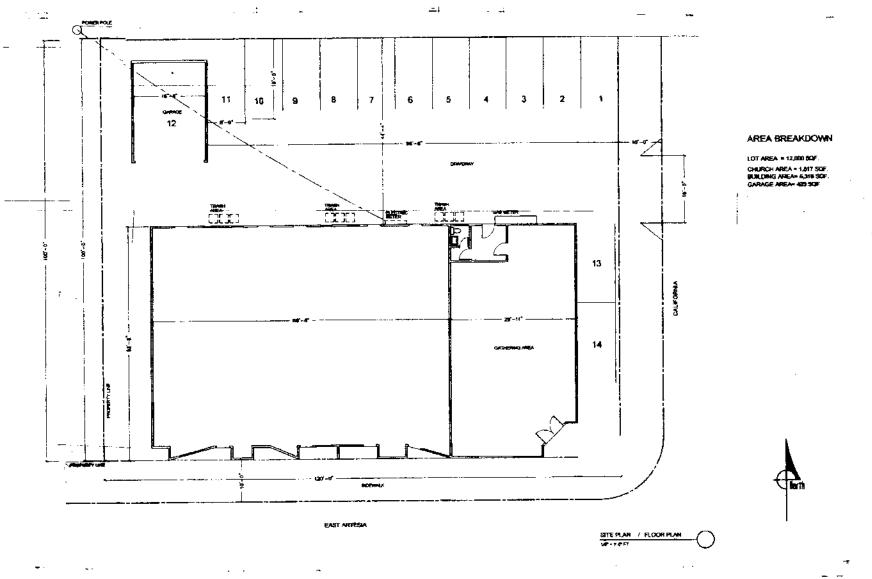
IMPORTANT PHONE NUMBERS

Council Member (8 th District), Rae Gabelich	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
	- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
	-(800) 252-4613
Things on power lines, SCE Hazardous Conditions 1	-(800) 611-1911 press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867



ATTACH. 1 (Cont.)

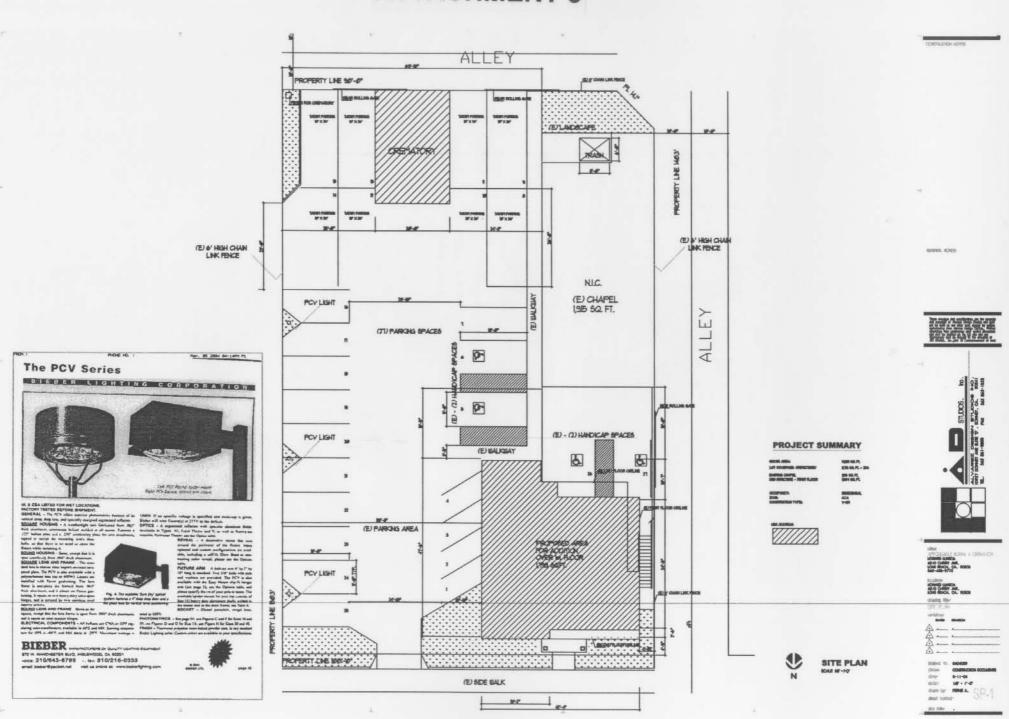




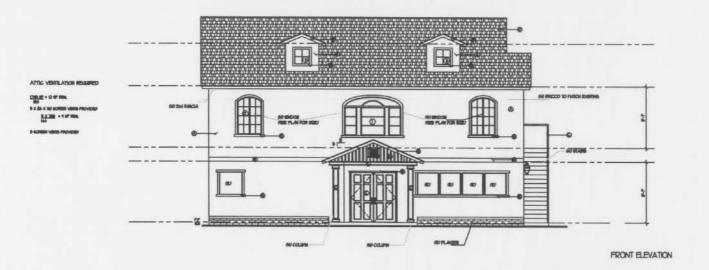


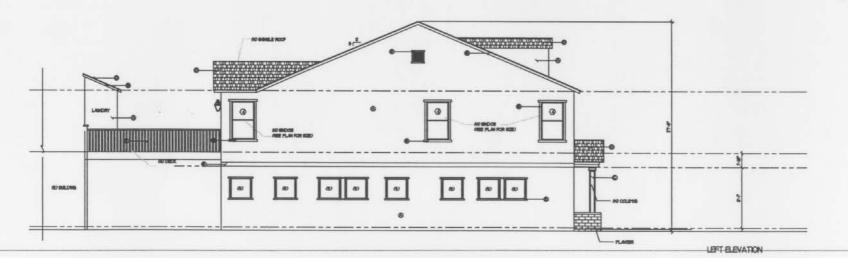
CHANGE ON CHANGE OF THE CHANGE

EXISTING OFFICE BUILDING / CHURCH LOCATION: 1000 EAST ARTESIA LONG BEACH OWNER LARRY DITCHEUS TEL.



ATTACH. 3 (Cont.)





* ALL HATERIALS TO HATCH EXSTRES

E-MISSIBLE STEE

A STRICKO

FO TON

SCALE V4'-1-0"

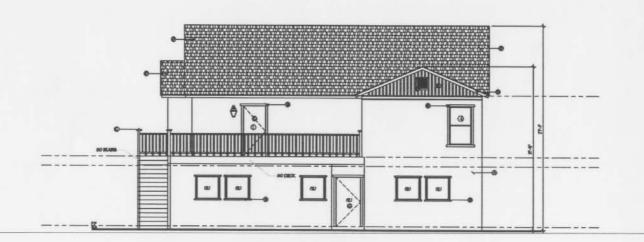
......



in lan 🖊 d suleno

ATTACH. 3 (Cont.)

ATTIC YENTLATION REGIMES (EU DISELDING RIGHT ELEVATION

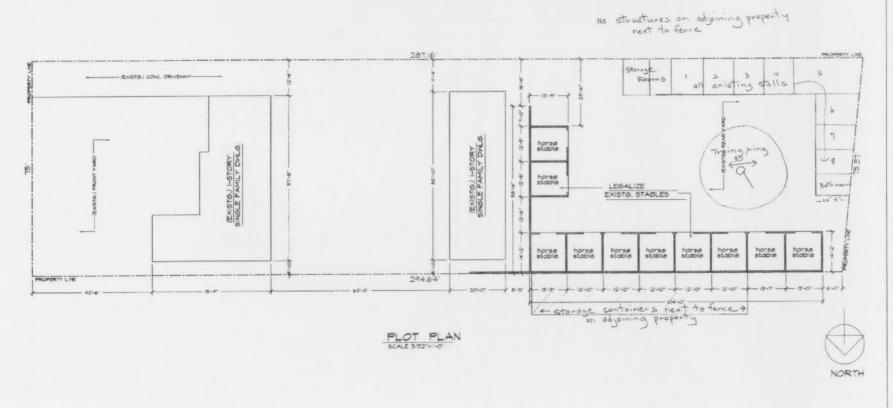


REAR ELEVATION

1295 SE + 12 SP 765A

ELEVATION SCALE V4" - 1-0"





7105 N. ATLANTIC PL.

REVISIONS BY

Plans drawn by:

G P. FOX DRAFTING

GUILLERMO PALAFOX 8050 E Florence Ave. suite #27 Downey, CA 90340 phone: (562) 928-5487 pager: (562) 409-3116

GENERAL NOTES

CERTY MEXICIPALENTS MITS COMPRESSIONS CONSTRUCTED ON ENSING COMMITTIES PRICE TO PROCEEDING WITH THE WORK, AND MOTETY THE SECRET MANDENALLY OF SUMPRIMENT GROBET AND USE

THEM SLEVATIONS REPRESENTED ON ADDRESS AND SECURITION OF SHORE OF THE SHADOWS AND SECURITION OF THE CHARLES AND SECURITION OF THE COMPONING DATES AND ADDRESS AND SECURITION OF THE SECURITIES SHOWN ON THE SECURITION OF THE SECURITIES OF THE SECURI

3 MML OMENSONS SHOWN HAE TO FAIL OF MALL HARSH UNLESS SPECIFICALLS MORD OTHERWISE.

Project:

LEGALIZE EXIST. HORSE STABLES

Sheet Title:

PLOT PLAN

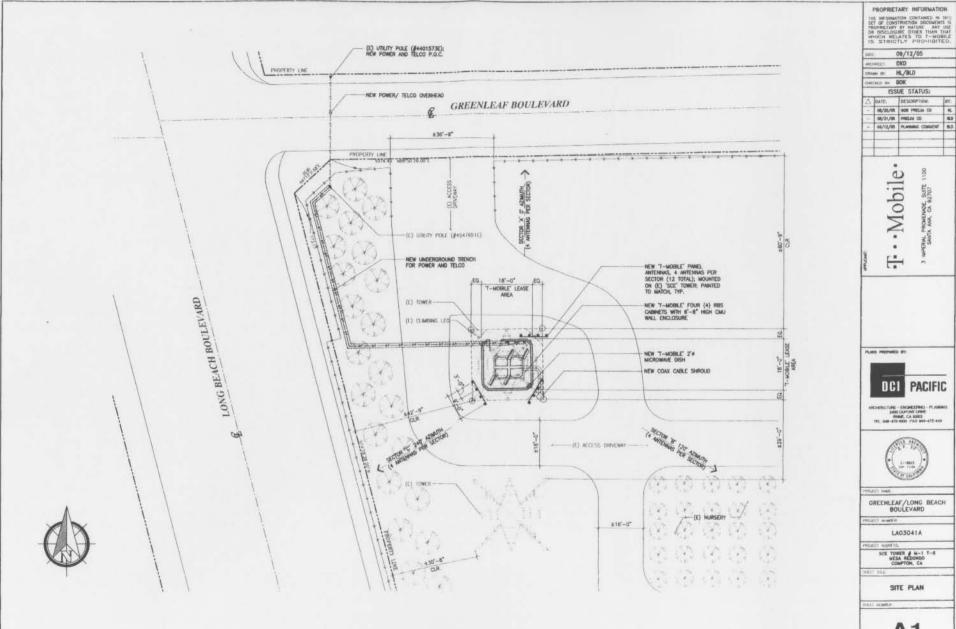
Project for: JESUS AVILA

Project:

7105 N. ATLANTIC PL. LONG BEACH, CA.

SHEET:

1

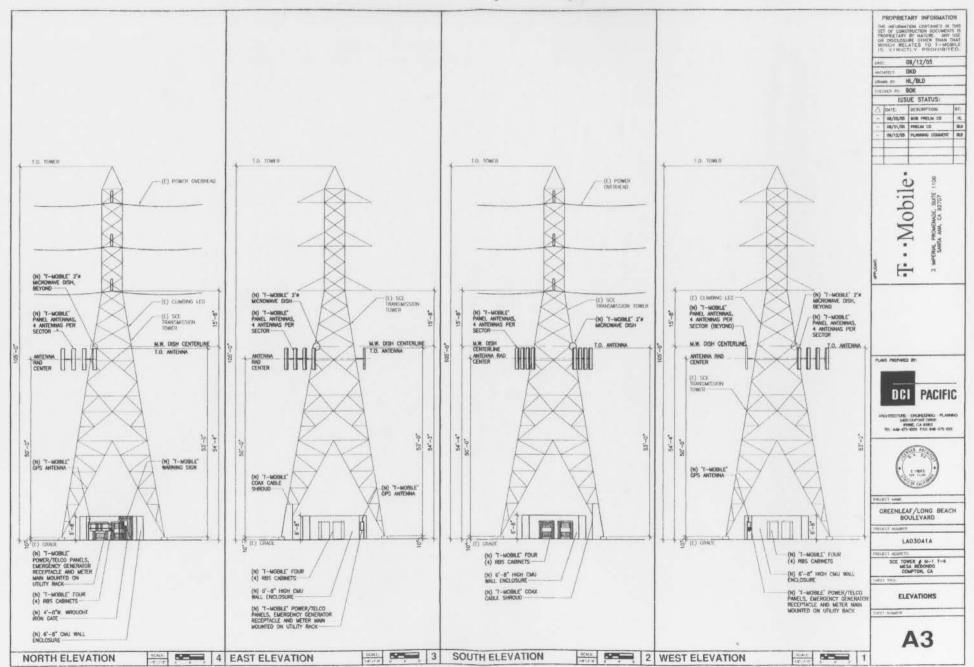


SITE PLAN

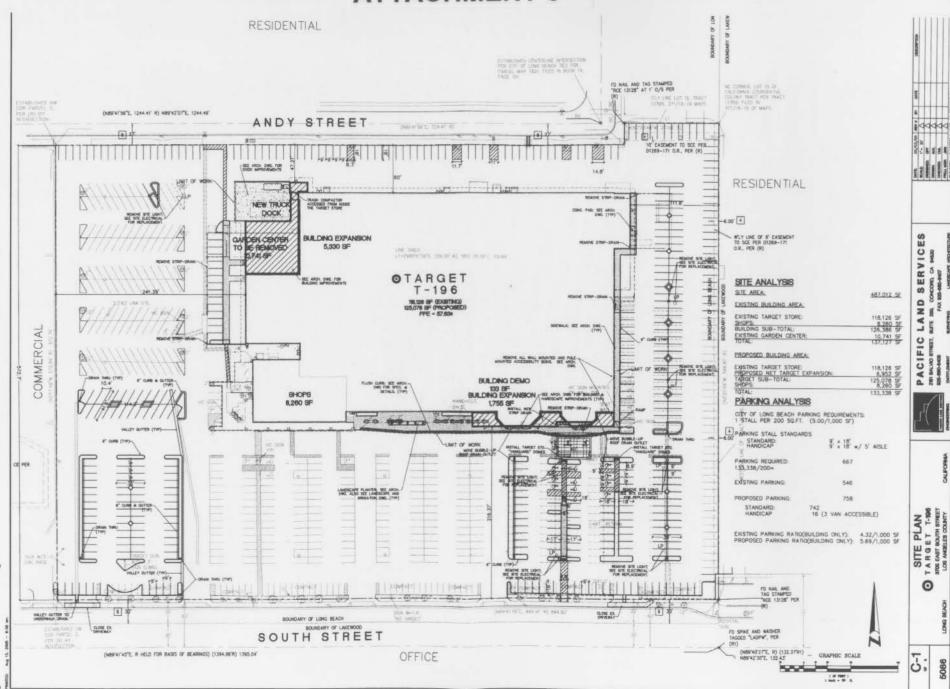
PLAN SCALE TO 1

A₁

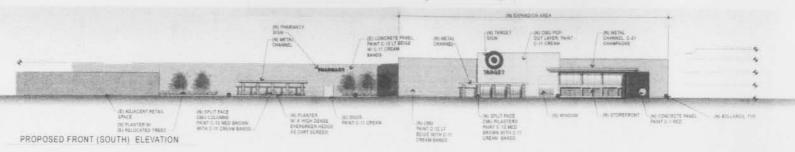
ATTACH. 5 (Cont.)

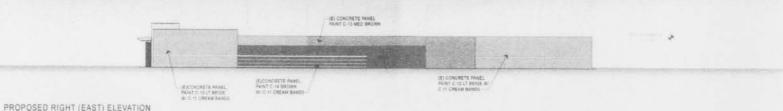


of Chapter and Cha



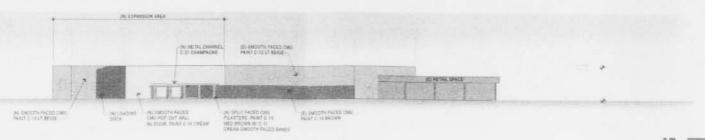
ATTACH. 6 (Cont.)





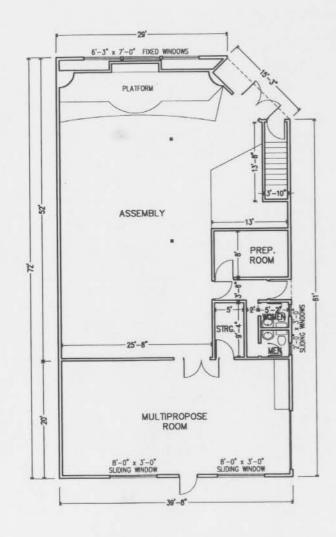
- (E) CONCRETE PASEL PAINT C ti CHEAM

PROPOSED REAR (NORTH) ELEVATION

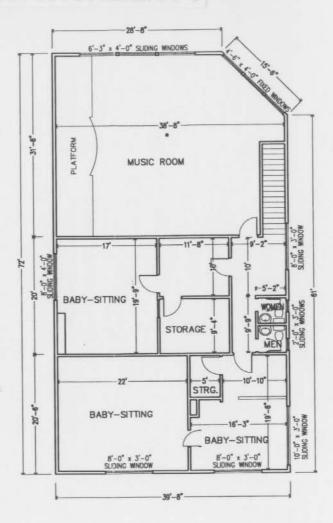


PROPOSED LEFT (WEST) ELEVATION

T-0196 LONG BEACH SOUTH, CALIFORNIA ELEVATIONS PROJECT NO. 41701







SECOND FLOOR



FLOOR PLAN

SCALE: 3/32" = 1'

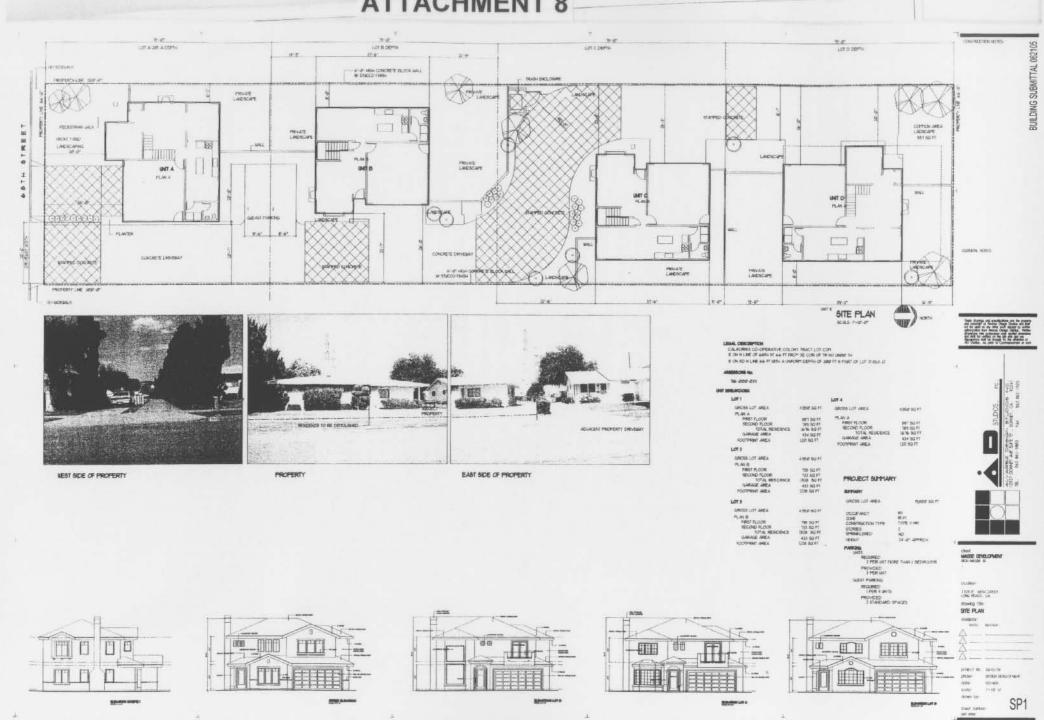


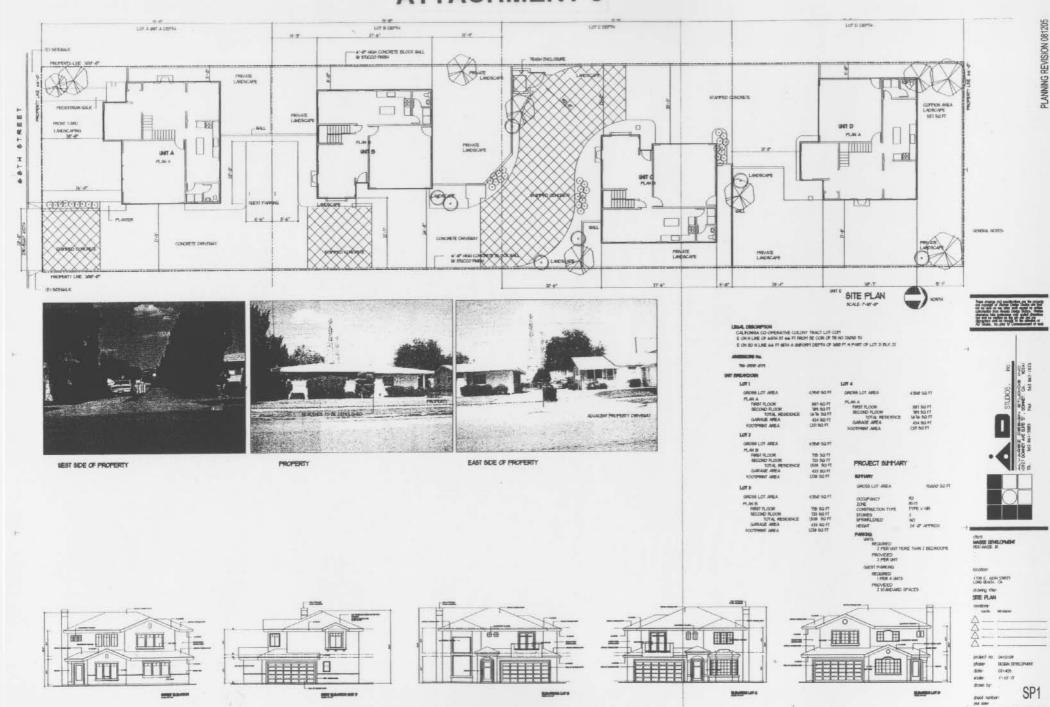
THE AMERICAN LIQUOR LICENSE EXCHANGE 1601 CLOVERFIELD BLVD., SUITE 200 SANTA MONICA, CA 90404 800-711-2114

SITUS: IGLESIA DE DIOS ISRAELITA 990-992 E. ARTESIA BLVD. LONG BEACH, CA 90805 AMLEX 04-60

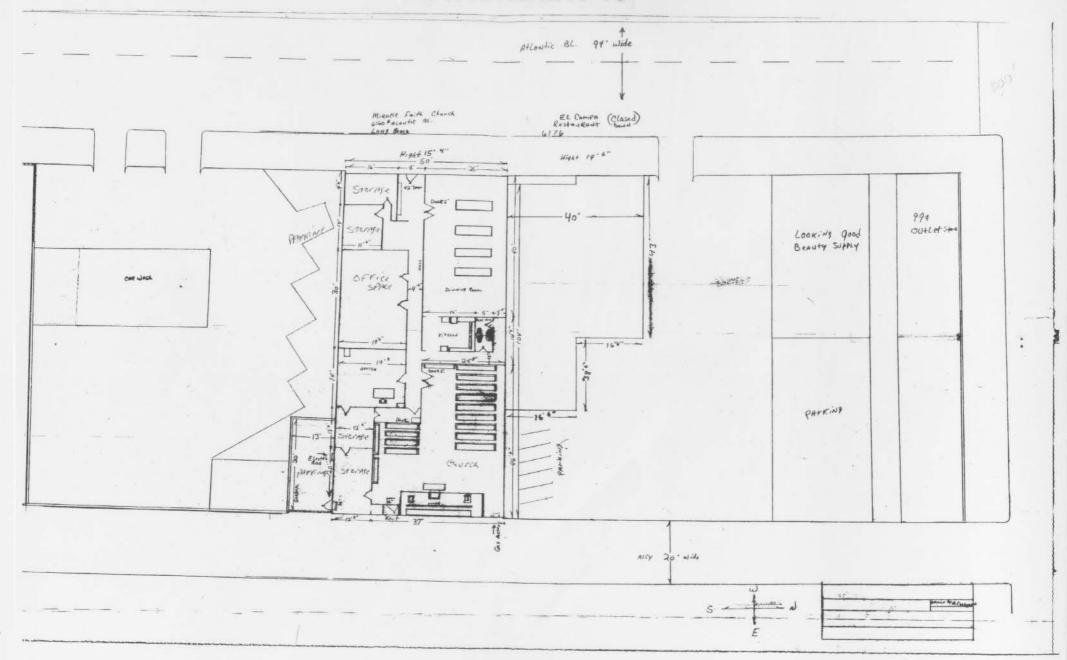
CASE No:

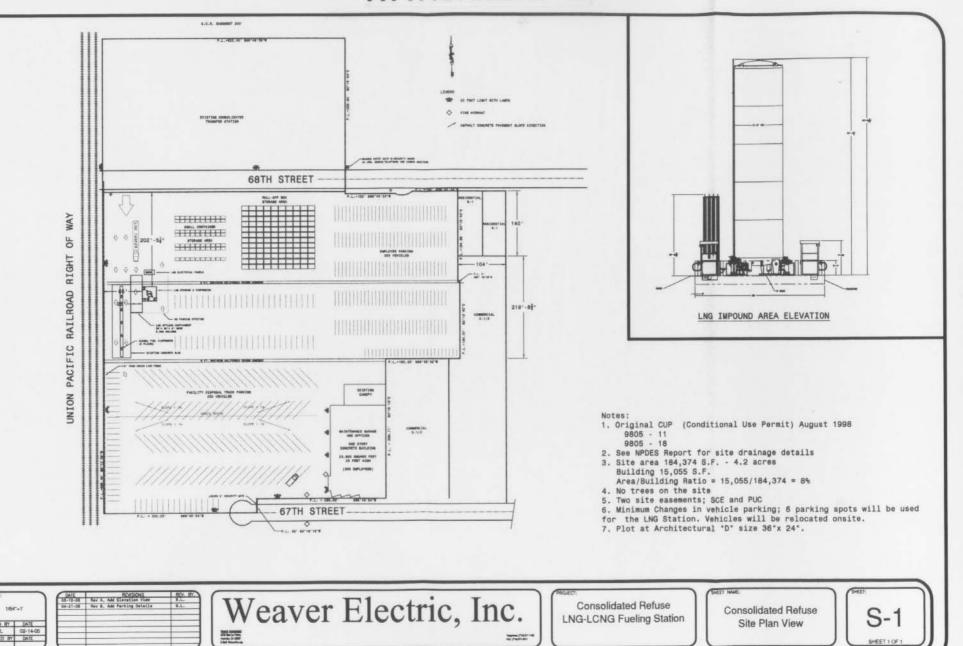
DATE: JANUARY 18, 2005



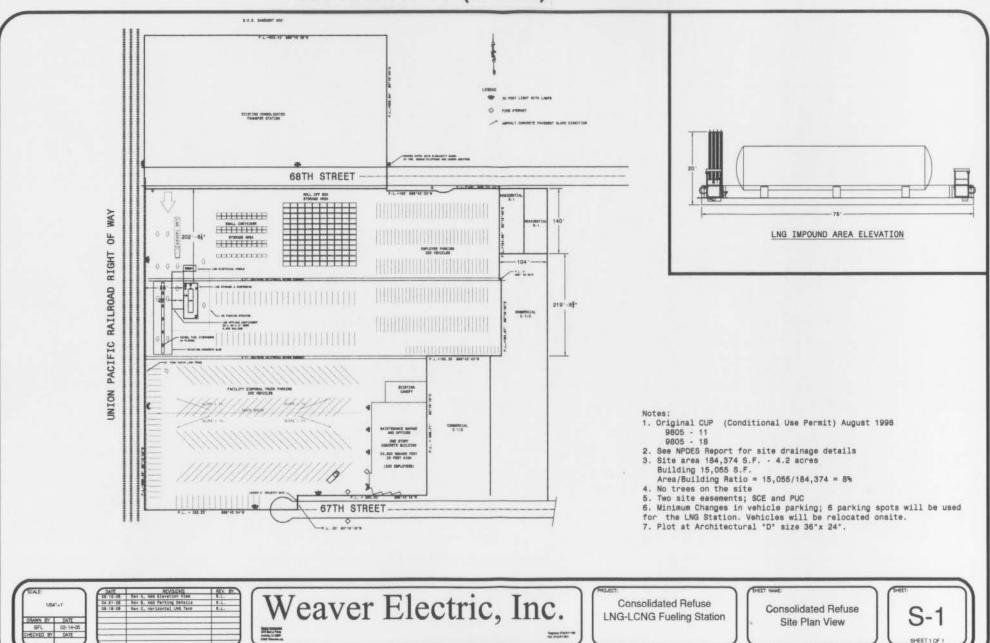


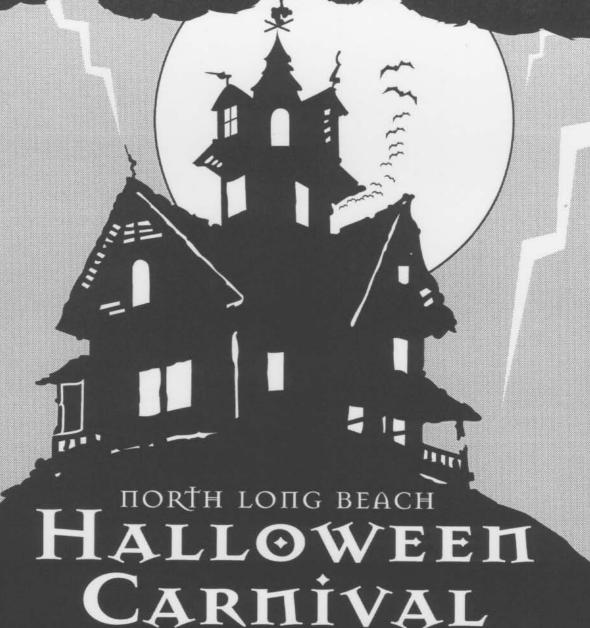
ATTACHMENT 9 HOME ST. 75.0 EXTG. MARKET AVE. 5052 LOCUST AVE 2237 しつのいって EXTH GFD
306 HOME ST 190 exith, GAR. 75.0 HEBLE: 1'= 10





ATTACH. 13 (Cont.)





FUI FOR THE ENTIRE FAMILY! GAMES • PHOTO BOOTH • MOON BOUNCE • CAKE WALK

COSTUME CONTEST (ADULTS & KIDS) (GAME TICKETS 25¢)

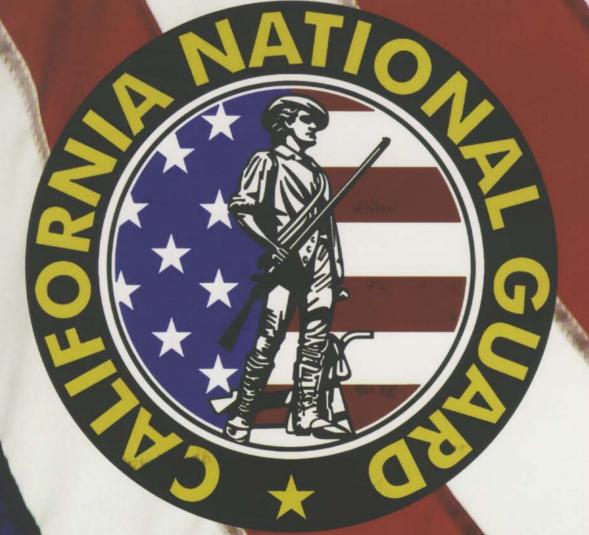
Monday, october 31, 2005 5:30 - 8:30 P.M.

FREE PRIZE GIVAWAYS COME EARLY AND ENJOY HOT DOGS, NACHOS AND DRINKS AT THE FOOD BOOTH

HOUGHTON PARK • 6301 MYRTLE AVE. (562) 570 - 1640

This information is available in an to Jane Grobaty at 570-3232

A Salute To Those Who Served LONG BEACH
VETERANS DAY
PARADE



SATURDAY NOVEMBER 5, 2005

HOUGHTONPARK

For more information you may contact the Long Beach Veterans Day Parade Committee at (310) 537 - 4240 www.veteransdayparade.com